

# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**St Stephens Hill, St Albans, Herts, AL1**



A **FULLY REFURBISHED**, two bedroom **CHARACTER** cottage set within this **AMAZING** location, within easy walking distance of local shops and transport links. This **UNIQUE** property comes with its **OWN** secluded **REAR GARDEN**. Offered Chain Free!!

- **Character Cottage**
- **Fully Refurbished**
- **Lounge**
- **Kitchen**
- **Kitchen Store**
- **Two Bedrooms**
- **Bathroom**
- **OWN Gardens**

**£425,000 Freehold**

# St Stephens Hill, St Albans, Herts, AL1

## Accommodation Comprises

### Entrance Hall

Lounge **11'3" x 10'10" (3.43m x 3.30m)**

Kitchen **8'1" x 7'4" (2.46m x 2.24m)**

Kitchen Store **7'4" x 7'0" (2.24m x 2.13m)**  
(Max Head Height 5'4)

### Stairs To First Floor

### Landing

Bedroom One **10'3" x 8'8" (3.12m x 2.64m)**

Bedroom Two **7'8" x 7'7" (2.34m x 2.31m)**

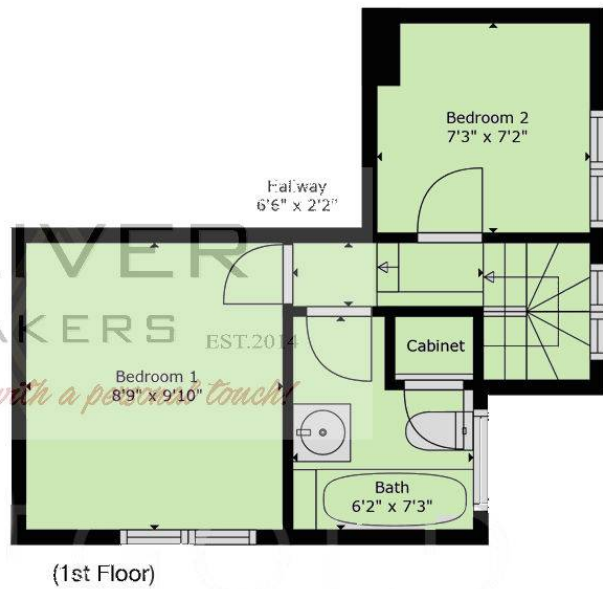
### Bathroom

### Exterior

### Secluded Rear Garden

### Front Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	<small>           a. The current energy efficiency rating is based on the information provided in the Energy Performance Certificate (EPC) and is subject to change. b. The potential energy efficiency rating is based on the information provided in the EPC and is subject to change. c. The energy efficiency rating is based on the information provided in the EPC and is subject to change.         </small>	<small>           a. The current energy efficiency rating is based on the information provided in the Energy Performance Certificate (EPC) and is subject to change. b. The potential energy efficiency rating is based on the information provided in the EPC and is subject to change. c. The energy efficiency rating is based on the information provided in the EPC and is subject to change.         </small>
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A	<small>           a. The current environmental impact rating is based on the information provided in the Environmental Impact Certificate (EIC) and is subject to change. b. The potential environmental impact rating is based on the information provided in the EIC and is subject to change. c. The environmental impact rating is based on the information provided in the EIC and is subject to change.         </small>	<small>           a. The current environmental impact rating is based on the information provided in the Environmental Impact Certificate (EIC) and is subject to change. b. The potential environmental impact rating is based on the information provided in the EIC and is subject to change. c. The environmental impact rating is based on the information provided in the EIC and is subject to change.         </small>
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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.